

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2018/0230

Your Ref: PF/P/2018/0230

Date: 6th April 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 348 437 Old Hall Farm, Erbistock, Wrexham.

Development: Removal of Old Hall Farm to ground level and erection of new dwelling and detached garage on land west of Old Hall Farm.

I refer to your consultation dated 03/04/2018 in respect of the above.

The proposed development site is located on the A528 Overton Road which is a classified road subject to a 50mph speed limit.

Any proposed / existing access onto the A528 would normally be required to provide visibility splays of 2.4 x 160m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access onto the A528 Overton Road is adequate providing splays in excess of 2.4 x 160m measured to the nearside edge of the adjoining highway in both directions. Visibility in the southerly direction is reliant on regular maintenance of the boundary hedge.

The shared access track leading to the development site is approximately 2.4m wide for the majority of its length. It would appear that 2 no. passing places have recently been constructed along the private access track which assists in the simultaneous passage of vehicles. These passing places were required as part of previous planning consent ref: P/2011/0091.

The existing shared access is surfaced with loose bound materials which could potentially spill onto the classified highway. As part of planning consent ref: P/2011/0091, I previously recommended that the first 10m of the access is surfaced using hard bound materials ie/ bituminous macadam. This has not been implemented.

Parking and turning facilities at the proposed dwelling appear adequate.

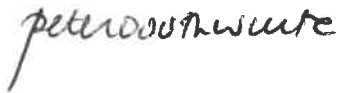
Although I have no objections in principle to the proposed development, I would recommend that all of the previous conditions included as part of planning consent ref: P/2011/0091 (detailed above) are implemented before the above development is brought into use.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant:

Public Footpath No.12 - Erbistock passes to the west of the development site and should not be interfered with. I would recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.



 Planning Control Manager